



190 Talisman Drive, Suite D-5  
Pagosa Springs, CO 81147  
Phone: 970-731-4015  
Fax: 970-731-4016  
Email: psaar@centurytel.net

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A regular Board of Directors meeting was held Wednesday, August 18, 2021 at the Pagosa Springs Area Association of Realtors Office.

Present at the meeting: Mike Heraty, Heather Simpson, Kevin Blue, Blue Pitcher Lindner, Barbara Swindlehurst, Denise McCabe, Brittany Hathorn, Linette Nye Schmidt, Layne Poma, Grace Golden, Veronica Medina and Melissa Swearngin. Absent: Tracy Gosar

Guests: Ben Darbe & Jeff Follis from CREN

The meeting was called to order at 09:03 am.

Report from CREN Guests

CREN - SW CO Housing Solutions and Council. La Plata has approved to share all CREN data with them. They will use it to figure the housing needs based upon that data. They have signed an NDA for the information to be used only for this project. Need approval to share Pagosa Springs information.

Last month got approval to add a field to CREN for Short Term Rentals. Working right now to find a way to add it.

Discussed the DOJ, NAR settlement for Buyer/Broker commission posting publicly. It hasn't been settled at this time, discussing posting the commissions publicly.

Off Market Statuses in CREN. Do a one-party listing agreement or do the FSBO agreement to load them into the system. Save it as a partial listing, then call CREN and they will close it out manually for you.

NAR's MLS Clear Cooperation Policy states that you need to enter a listing within 24 hours of start of marketing. Everyone needs to have a chance to market it. Waiver while waiting to get photos or other marketing ready but cannot market it at all during that time. 3rd option is to take an office exclusive listing.

CREN adopted the 3 strikes rule. If you make 3 small violations in a year, then you will go in front of a committee to determine your access to the system. It is easier to report violations to CREN now also.

RPR data sharing with ROCC & RECO. Can see all the active and sold listings when you log into RPR.

Share data with a software company called Real X that helps find property for wind/solar farms. They may contact Brokers about taking a lease agreement to the property owners about placing a solar farm on the property.

ShowingTime - Zillow Is in the process of acquiring the program. CREN is doing demos with alternative programs for CREN members to use. Zillow is already a member of our MLS. The acquisition is in process of going through FTC right now.

New public records company this fall, CRS data will go live in November. Will run duplicate public records software for a year, then transition to just CRS data from Realist.

MLS Input - Don't abbreviate, use highway vs hwy, county road vs CR, etc. for better integration.

There will be a small monthly increase for subscription coming soon, \$5-\$10 a month. Also working towards better investing CREN money.

Ben happy to dial into office meetings and do a remote training on ShowingTime, CREN, etc.

Paragon updates every 6 weeks. No talks of CREN being sold to another MLS, only data sharing with the other MLS services.

- I. **Secretary's Report:** Approval of the July meeting minutes as presented. Blue made a motion to approve the minutes. Laney seconded. Motion passed unanimously.
- II. **Treasurer's Report:** Approval of the July Financials will be sent out via email. Not available at the time of the meeting.
- III. **President's Report:** Town is considering rejuvenation of the Urban Renewal Authority, just information stage right now. There also haven't been any changes specific to the workforce housing incentives at this time. No new updates from the tourism board.
- IV. **New Business / Upcoming Events:** Membership update by Melissa S. Moved by Brittany to approve the membership update as presented, seconded by Layne. Passed unanimously.

Upcoming Board Elections were discussed. Grace Golden and Brittany Hathorn are interested in the President Elect position. Melissa will help to coordinate the interview process with Heather and Denise for this position.

Denise has volunteered to continue the Treasurer's position for a 2-year term.

There are 4 Director Seats Available. Barbara, Blue, and Layne are willing to stay on as a director. It will go out to the membership that there are 4 director positions available so they know that they can run for the position and it will also include a bio and headshot of the directors. Director Elections will go out in mid-October, with the Installation/Awards Ceremony to be held in November.

**V. Committee Reports**

- RPAC – Veronica gave RPAC report. Currently 143 members have paid into RPAC. Have a goal of \$4600 for RPAC and currently looking for major investors of \$1,000 or more.
- Government Affairs Committee Update – Lauri was at the Board of County Commissioners meeting yesterday and have information about the beetle kill and fire management. It is a closed meeting for officials only, just informational that it is being discussed.

VI. Meeting was adjourned at 10:05 am

VII. Next Meeting September 22, 2021 at 9:00am at the PSAAR Office.